

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - June 16, 1971

Appeal No. 10798 John L. Schoo, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of June 22, 1971.

ORDERED:

That the appeal for variance from lot occupancy requirements of R-4 District to permit erection of private garage at rear of 142 - 11th Street, S. E., lot 29, square 989, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a R-4 District.
2. The property is improved with a single family dwelling located at rear of 142 - 11th Street, S. E., lot 29, square 989.
3. The appellant request a variance from lot occupancy requirements to permit erection of a private garage.
4. There was no opposition registered at the Public Hearing as to the granting of this appeal. However, property owner of square 956 did request that she be given assurance that she would have access to the street.

OPINION:


We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY:   
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY  
UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH  
THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE  
DATE OF THIS ORDER.